This Indenture

Made the Twelfth Day of October in the year of our Lord One Thousand Seven Hundred and ninety five Between Samuel Rhoads of the City of Philadelphia Merchant of the one part and "The Rector Church Wardens and Vestry Men of the United Episcopal Church of Christ Church and Saint Peters Church in the City of Philadelphia" of the other part Witnesseth that the said Samuel Rhoads for and in consideration of the Sum of One Hundred and Ninety Pounds Specie and now paid by the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" at or before the execution hereof the Receipt whereof is hereby acknowledged Hath granted bargained Sold Assigned transfered released and confirmed and by these Presents Doth grant bargain sell Assign transfer release and confirm unto the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" their Successors and Assigns All those three following yearly Rent Charges or Sums of Money issuing Whereof of five Pounds lawful Money of Pennsylvania Issuing half yearly out of a certain Lot of Ground situate in the District of Southwark on the West side of third Street Continued Containing in breadth on the said Street Twenty feet and in depth Eighty feet Bounded on the South by ground late of Samuel Rhoads the Elder Deceased on the West by ground of Silas Engles and on the North by Benjamin Marshalls Ground One other of them of Four Pounds lawful Sterling Money of England or Value thereof in Current Money of Pennsylvania Issuing half yearly out of a Lot of Ground situate in the City Containing in breadth East and West Thirty feet and in length or depth North and South Bounded Southward by Union Street Westward by Ground belonging to the Heirs of Richard Brocken deceased and on the North and East by Ground late of the said Samuel Rhoads the Elder Deceased And the other of them One Pound sixteen Shillings lawful Money of Pennsylvania Issuing half yearly out of a certain Strip or Piece of Ground containing in breadth Six feet on the West side of Third Street continued in the district of Southwark and extending in depth Eighty feet Bounded Northward by the first above mentioned Lot Being the same three several yearly Rents or Sums of Money reserved Payable and Issuing out of the said Lots of Ground and Premises by Indentures of Lease and Release bearing Date the Twenty Sixth and Twenty Seventh Days of December Instant made or mentioned to be made between Samuel Rhoads the younger deceased of the one part and Israel Pleasants and Ann Paschall Pleasants his Wife Walter Franklin and Samuel R Franklin (the said Ann Walter & Samuel R. being Executors of the last Will and Testament of the said Samuel Rhoads the Elder) by Indenture dated the Seventh Day of October Instant granted unto the said Samuel Rhoads the grantor above named (only in trust for the said Samuel Rhoads the younger deceased) in fee Simple, as in and by the said Deed more fully appears Together also with all and singular the Rights Remedies and Incumbrances to the said Rent Charges or any of them belonging or in any wise appertaining And also the Counterparts of the several Indentures whereby the said Rents were reserved and the clauses of Covenant therein contained in all and every the Deeds and Evidences touching and concerning the same and the Ways means and remedies for the recovery of the same Rent which the said Samuel Rhoads could or might now or at any time by Virtue of any Law Usage or Custom whatsoever And the Reversions and Remainders thereof And all the Estate Right Title Interest Property Claim and Demand whatsoever of him the said Samuel Rhoads in Law Equity or otherwise howsoever as well of in and to the aforesaid three several yearly Rent Charges hereby granted as of in and to the Lots or Pieces of Ground and Premises out of which the same are Issuing growing due and payable To have hold receive take and enjoy the said three several yearly Rent Charges above granted bargained sold Assigned or mentioned or intended to be released and confirmed unto the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" their Successors and Assigns to and for the only proper use and behoof of the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" their Successors and Assigns forever And the said Samuel Rhoads for himself his Heirs Executors and Administrators doth covenant grant and agree to and with the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" their Successors and Assigns that he the said Samuel Rhoads and his Heirs the said yearly Rent Charges hereby granted with the Appurtenances unto the said "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" their Successors and Assigns against him the said Samuel Rhoads and his Heirs and against all and every other Person and Persons whatsoever lawfully claiming or to Claim by through from or under him them or any or either of them shall and will Warrant and forever Defend by these Presents In Witness whereof the said Samuel Rhoads hath hereunto set his Hand and Seal Dated the Day and year first above written.

Sealed & Delivered
in the presence of us
Joseph Gibbons
Abraham Parker

Samel Rhoads

Received the day of the date of the above written Indenture of the therein named "The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia" the Sum of One hundred and ninety Pounds Specie it being the full Consideration Money above mentioned.

Witnesses present.
Joseph Gibbons
Abraham Parker

Samel Rhoads

The Twelfth day of October Anno Domini 1795 Before me Edward Shippen Esqr one of the Justices of the Supreme Court of Pennsylvania came the above named Samuel Rhoads and acknowledged the above written Indenture to be his Act and Deed and desired the same may be Recorded as such.

Witness my hand and Seal the day and year aforesaid.

Edwd Shippen

£5.0.3 } £6.16.0 Register
1.16 } 4 Recording
£4 Sterling Common Fees
Six Words Folio Letters
2 - 3 -

Deed

Samuel Rhoads 17

to

The Rector Church Wardens & Vestry men of the United Episcopal Churches of Christ Church & St. Peters Church in the City of Philadelphia

Recorded in the Office for Recording of Deeds &c. in & for the County of Philadelphia in Deed Book No. 34 Page 65 &c. 301 &c.
Witness my hand and seal of Office
the 12th day of June 1797

Jonathan Sergeant Recorder

This Indenture

Made the Twenty first Day of August in the year of our Lord One thousand Seven hundred and ninety five Between Samuel Rhoads of the City of Philadelphia Merchant of the one part And The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia of the other part Witnesseth that the said Samuel Rhoads for and in Consideration of the Sum of Seventy nine Pounds Eighteen Shillings Specie unto him in hand paid by the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia at or before the execution hereof the Receipt whereof he doth hereby acknowledge hath granted bargained sold assigned transfered set over and confirmed and by these Presents doth grant bargain sell assign transfer set over and confirm unto the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia their Successors and Assigns A Certain yearly Rent Charge or Sum of Four Spanish Pistoles of fine Gold each Pistole to be of the full weight of four Pennyweights and six grains or so much lawful Money of Pennsylvania as will Purchase four such Pistoles as aforesaid by even and equal half yearly Payments (that is to say) on the Twenty fifth Day of September and Twenty fifth Day of March in each and every year / Being the same yearly Rent Charge which Israel Pemberton late of the said City and Mary his Wife by Indenture dated the third Day of September 1766 granting A Lot of Ground on the South side of Vine Street between Delaware Second and Third Streets in the said City Containing in front or breadth Eighteen feet and in depth Seventy five feet Bounded as in the said Deed is mentioned and expressed, Together with the Appurtenances unto John Ecksley of the said City Baker Reserved payable to him the said Israel Pemberton his Heirs and Assigns forever And the said Israel Pemberton having Deceased a Division of his Estate was made whereupon the said Rent Charge was allotted and Assigned to Sarah Rhoads late Sarah Pemberton (by the Daughters of the said Israel as part of her Share And the said Sarah Rhoads by Deed Poll Indorsed on the said Indenture bearing date the Eighteenth Day of the Eighth Month called August 1795 granted and Assigned the said Rent Charge unto her Son the said Samuel Rhoads in fee / Together also with all and singular the Rights Remedies and Incidents to the said Rent Charge belonging or in any wise appertaining And also the Counterpart of the aforesaid Indenture whereby the said Rent was reserved and the Clauses of Entry and Distress therein contained and all other Deeds and Evidences touching and concerning the same and the Ways means and remedies for the Recovery of the same Rent which the said Samuel Rhoads could or might have or take by Virtue of any Law Usage or Custom whatsoever And the Reversions Remainders Rents Issues and Profits thereof And all the Estate Right Title Interest Property Claim and Demand whatsoever of him the said Samuel Rhoads in Law Equity or otherwise howsoever as well of in and to the aforesaid yearly Rent Charge hereby granted as of in and to the Lot or Piece of Ground Hereditaments and Premises out of which the same is Issuing growing due and Payable To have hold receive take and enjoy the said yearly Rent Charge above granted bargained sold assigned transfered set over and confirmed unto the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia their Successors and Assigns to and for the only proper use and behoof of the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia their Successors and Assigns forever And the said Samuel Rhoads for himself his Heirs Executors and Administrators doth covenant grant and agree to and with the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia their Successors and Assigns that he the said Samuel Rhoads and his Heirs the said yearly Rent Charge hereby granted with the Appurtenances unto the said The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia their Successors and Assigns against him the said Samuel Rhoads and his Heirs and against all and every other Person and Persons whatsoever lawfully claiming or to claim by through from or under him them or any or either of them shall and will Warrant and forever Defend by these Presents In Witness whereof the said Samuel Rhoads hath hereunto set his Hand and Seal Dated the Day and year first above written.

Sealed and Delivered
in the presence of us
Abraham Parker
Jos: Gibbons

Sam.l Rhoads

Received the Day of the Date of the above written Indenture of the therein named The Rector Church Wardens and Vestry Men of the United Episcopal Churches of Christ Church and Saint Peters Church in the City of Philadelphia the Sum of Seventy nine Pounds Eighteen Shillings Specie it being the full Consideration Money above mentioned.

Witness present
Abraham Parker
Jos: Gibbons

Sam.l Rhoads

The twenty first day of August Anno Domini 1795 Before me Edward Shippin Esquire One of the Justices of the Supreme Court of Pennsylvania came the above named Samuel Rhoads and acknowledged the above written Indenture to be his Act and Deed and desired the same may be Recorded as such Witness my Hand and Seal the Day and year aforesaid.

Edwd Shippen

£5.12.0

Ge. vant
J. Side of Vine
St. between 2 & 3

aug.t 21.st 1795.

Deed

Samuel Rhoads

to

The Rector Church Wardens and Vestry: Men of the United Episcopal Churches of Christ Church & St. Peters Church in the City of Philadelphia.

25

Recorded in the Office for Recording of Deeds &c. for the City and County of Philadelphia in Deed Book No. 65 Page 305 &c.

Witness my hand and seal of said Office
the 16 Day of June 1797

Wm. Irwin
Recr.